



57 SHAFTESBURY AVENUE | ALTRINCHAM

£350,000

NO ONWARD CHAIN A superbly proportioned and presented semi detached true bungalow in an ideal location within easy reach of Timperley village centre and local shops on Shaftesbury Avenue. The accommodation briefly comprises enclosed porch, entrance hall, large sitting room, separate dining room and fitted kitchen, two double bedrooms and bathroom/WC. Off road parking within the driveway to the front with detached garage towards the rear. To the rear is a patio seating area with delightful lawned gardens beyond all enjoying a high degree of privacy. Viewing is highly recommended to appreciate the accommodation on offer.

POSTCODE: WA15 7NP

DESCRIPTION

A superbly proportioned semi detached true bungalow in an ideal location set well back from the carriage way and presented to a high standard.

The enclosed porch leads onto a welcoming entrance hall which provides access onto each room with an excellent sitting room towards the front of the property whilst to the rear is a separate dining room with access onto the fitted kitchen. The accommodation is completed by the two double bedrooms serviced by the shower room/WC.

Set well back from the carriageway the property stands within mature gardens incorporating a driveway to the front which continues to the side and provides access to the garage at the rear. The gardens to the rear incorporate a patio seating area with delightful lawned gardens beyond all enjoying a high degree of privacy.

The location is ideal being well placed for access to the surrounding network of the motorways and Manchester International Airport with a range of individual shops and restaurants in Timperley village approximately 1/2 mile away and local shops on Shaftesbury Avenue. The market town of Altrincham is approximately 3/4 mile distant with a wider range of shops and Metrolink service into Manchester and surrounding areas.

An excellent bungalow which needs to be seen to be appreciated.

ACCOMMODATION

ENCLOSED PORCH

PVCu double glazed front door.

ENTRANCE HALL

PVCu double glazed front door. Storage cupboard. Radiator. Recessed low voltage lighting. Ceiling cornice. Loft access hatch.

SITTING ROOM

13'10" x 12'2" (4.22m x 3.71m)

With a focal point of a living flame gas fire with marble effect insert and hearth. PVCu double glazed window to the front. Dado rail. Ceiling cornice. Television aerial point.

DINING ROOM

10'5" x 9'9" (3.18m x 2.97m)

With PVCu double glazed window to the side. Ample space for dining suite. Radiator. Dado rail. Ceiling cornice. Storage cupboard.

KITCHEN

9'9" x 7'0" (2.97m x 2.13m)

With natural wood fronted units with work surfaces over incorporating circular bowl stainless steel sink unit. Integrated oven/grill plus 4 ring gas hob with extractor hood over. Integrated dishwasher. Integrated fridge. Pull out larger unit. Plumbing for washing machine. PVCu double glazed window to the rear. PVCu double glazed door provides access to the side.



BEDROOM 1

11'0" x 10'10" (3.35m x 3.30m)

With PVCu double glazed window to the rear. Fitted wardrobes and bedside cabinets. Radiator. Dado rail. Ceiling cornice.

BEDROOM 2

12'7" x 10'10" (3.84m x 3.30m)

With PVCu double glazed window to the front. Fitted wardrobes and bedside cabinets. Radiator. Dado rail. Ceiling cornice.

BATHROOM

7'3" x 6'11" (2.21m x 2.11m)

Fitted with a suite comprising tiled shower enclosure, WC and wash hand basin. Two opaque PVCu double glazed windows to the side. Heated towel rail. Tiled walls. Recessed low voltage lighting. Extractor fan.

OUTSIDE

To the front of the property the driveway provides off road parking and has gated access to the side leading to the detached garage with up and over door, light and power.

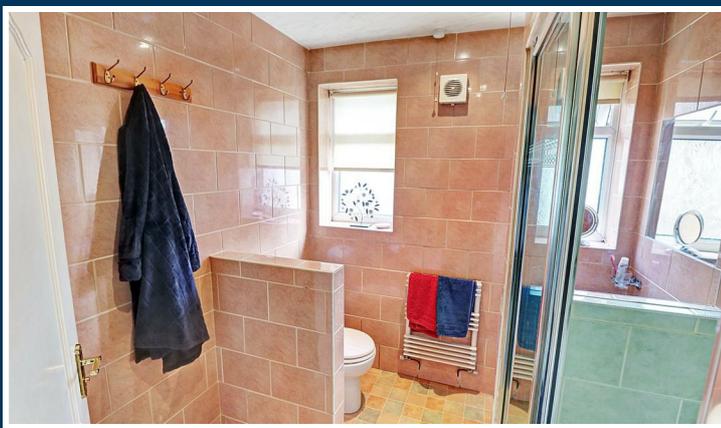
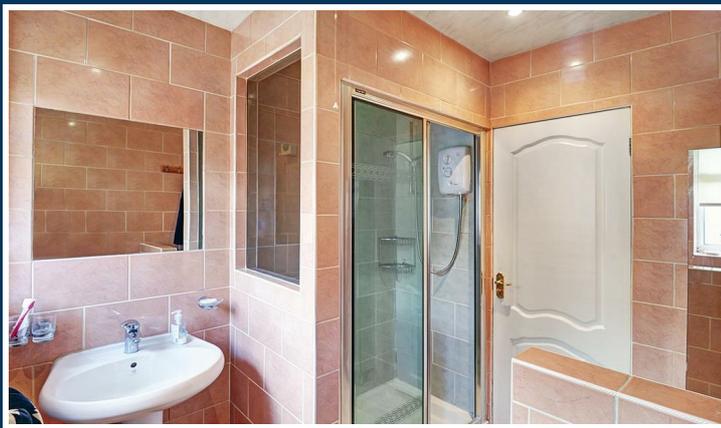
To the rear is a patio seating area with delightful lawned gardens beyond which enjoy a high degree of privacy. Water feed.

TENURE

We are informed the property is Freehold. This should be verified by your Solicitor.

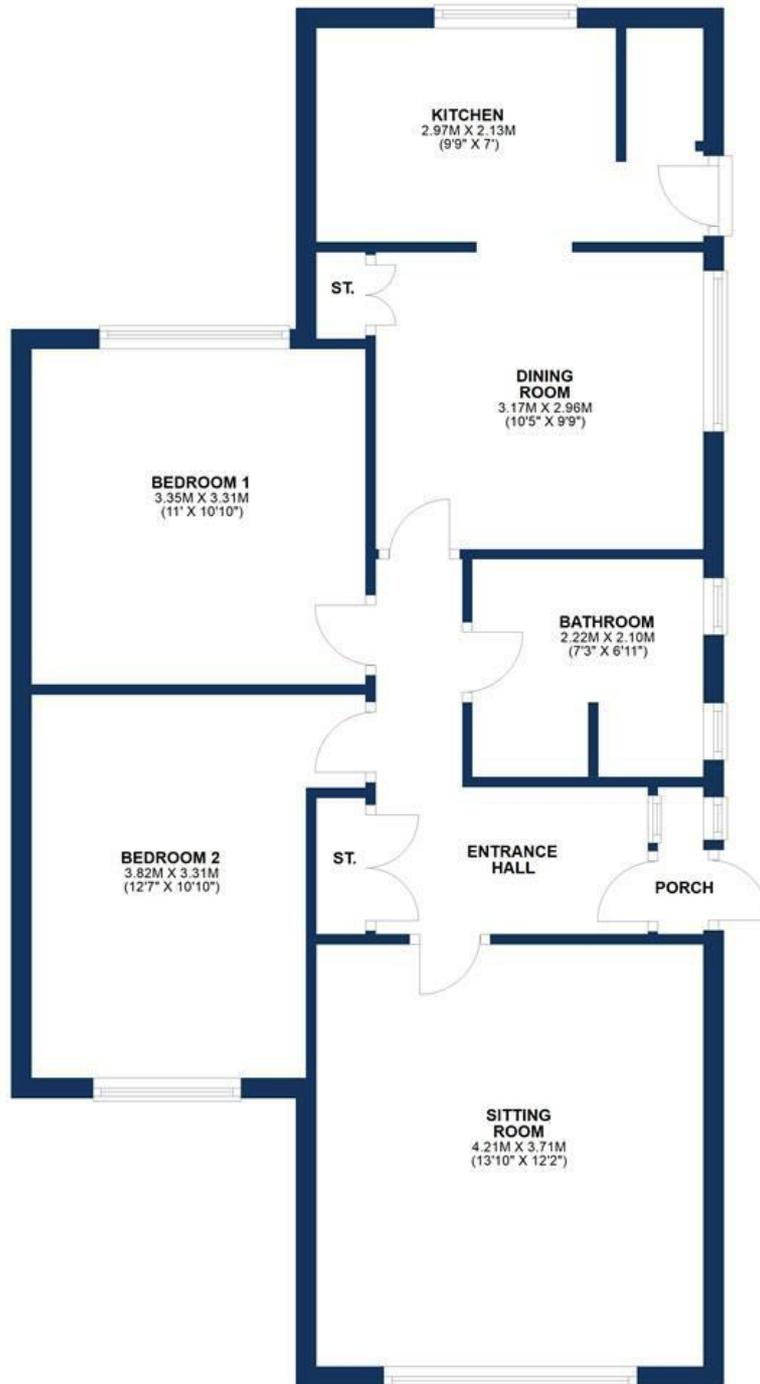
NOTE

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR
APPROX. 71.8 SQ. METRES (773.0 SQ. FEET)



TOTAL AREA: APPROX. 71.8 SQ. METRES (773.0 SQ. FEET)

Floorplans For Illustrative Purposes Only



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